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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

October 16, 2006

BY

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Diane O'Quinn Williams
Director, Dept. of Planning and Zoning
Miami-Dade County
111 N.W. 1st Street, 11th Floor
Miami, Florida 33128

Re: Letter of Intent – Eureka Builders 184, LLC
District Boundary Change from AU to RU-3M

Dear Ms. O'Quinn,

The undersigned is legal counsel to Eureka Builders 184, LLC, the owner of approximately 1.25 acres, located at 18201 SW 112th Avenue. This shall constitute our letter of intent in support of our application (the "Application") for a District Boundary Change from AU to RU-3M.

The applicant has met with Planning staff to discuss this application from a pre-filing perspective. The Master Plan designation of the subject property is Low Medium Density Residential. Notwithstanding the requested RU-3M zoning, the applicant intends to construct 10 townhouses in two 5-unit buildings as per the RU-TH criteria. The applicant is submitting plans for staff and CZAB review and is prepared to submit a Declaration of Restrictions tying approval of this request to said plans.

Based on the foregoing, the Applicant would request your favorable consideration and recommendation of the Application.

Respectfully submitted,

Javier L. Vazquez, Esq.

